SITE PLAN COMMITTEE NOVEMBER 7, 2000

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, James Aucamp, Jr., and Sam Engel, Jr. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting. Vice-Chair James Marcellino and Councilmember Judy Paul were absent.

2. SIGNAGE

2.1 S 11-1-00, Comfort Suites, 2540 SW 64 Avenue (M-4, County)

Walter Batcheller, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval, subject to the condition as outlined in the report).

Mr. Batcheller advised that in designing the signs, he had researched the Broward County Code and had the County's approval.

Mr. Aucamp made a motion, seconded by Mr. Engel, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - absent. (Motion carried 3-0)

3. SITE PLAN MODIFICATION

3.1 SP 10-3-00, McDonald's/Building Color Change, 4701 South State Road 7 (Griffin Corridor (SR 7 Node)

Mickey Maros, the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the condition as outlined in the planning report).

Mr. Maros answered questions posed by the Committee in order to provide a better understanding of the color changes.

Mr. Aucamp made a motion, seconded by Mr. Engel, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - absent. (Motion carried 3-0)

4. SITE PLANS

4.1 SP 2-3-00, Davie Square Shopping Ctr/Main Street Plat, University Drive north of Stirling Road (B-2)

Bill Laystrom and Itamar Goldenholtz, representing the applicant, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Mr. Engel inquired if there was an entranceway into the expansion area as one was not evident and there appeared to be a loading area. Mr. Goldenholtz explained to Mr. Engel's satisfaction that an existing loading space and a proposed loading space were to be used in conjunction to provide accessibility. Chair Evans commented that it would be difficult to lease the three retail units located beyond the muffler store. Mr. Goldenholtz indicated that those three retail units were considered "secondary" locations for retailers that did not require store frontage. Mr. Laystrom stated that the petitioner concurred with staff's recommendations made in the report.

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Chair Evans inquired if the purpose for a line of columns shown on the plans was for a covered walkway. Mr. Goldenholtz responded affirmatively and pointed out where the covered walkway was to be located. Chair Evans advised that this needed to be indicated on the plans as it would have to meet with Engineering's approval. Since there were curb requirements beyond the columns, he suggested that the petitioner "iron out" these requirements prior to building. Technical details were discussed regarding architectural features on the exterior finish of the muffler shop. Mr. Goldenholtz accepted the suggestion that there be a reduced overhang to shield the garage doors of the muffler shop.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to the planning report; subject to the extension of the mansard overhang around the front, as discussed, on the northeast corner to match the canopy size and dimension of the northwest corner; and that the walkways be shown on the plans. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - absent. (Motion carried 3-0)

4.2 SP 5-8-00, University Parc Residence, 7085 Nova Drive (R-4 A)

Mr. Laystrom and Jorge Bouza, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Laystrom provided a brief history of the site and indicated that the project fitted in with the surrounding neighborhood. He noted that improvements would be made for traffic flow regarding "left in" and "left out" turning lanes on SW 71st Terrace and Nova Drive.

Chair Evans asked that the drainage plans be addressed. Mr. Bouza explained the plans for wet and dry retention areas, where and how the overflow would be directed, and that this plan met with all the calculations from Engineering. Mr. Laystrom recalled that Councilmember Paul had expressed a concern regarding the relocation of "critters" which may be occupying the site. He, therefore, assured that the petitioner would agree to comply with whatever the relocation requirements were prior to clearing the land.

Chair Evans recommended that the bathroom sizes for the recreation area be checked to see if they were adequate in size. He also inquired on a railing feature which appeared to be a "built out" on the third floor of the elevation. Mr. Bouza explained that that feature was an eight inch relief to support a railing which was up against a slider and not meant to be a walk out area.

The main stairway was discussed with recommendations being made to bring light into the recessed entranceway. Mr. Bouza commented that he was opposed to the use of skylights as his experience with them had been that they leaked. Mr. Engel attributed the success he had experienced with skylights to proper installation.

Chair Evans commented on the location of the air conditioning units which were situated in an alcove by the three-bedroom units. Since he had concerns about the noise level, Mr. Bouza indicated that he would insulate the walls and try to create landscaping around the units to help muffle the sound. Chair Evans warned that the mechanical calculations relating to the air conditioning units had new requirements and that the petitioner needed to look into this matter.

The landscaping plans were extensively reviewed and Mr. Aucamp made suggestions to improve the aesthetic balance with taller trees against the three-story building. The petitioner agreed to Mr. Aucamp's recommendations.

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Earlier in the meeting, Chair Evans advised the petitioner that a parking space would need to be dedicated for post office use at the mail center location.

Mr. Aucamp made a motion, seconded by Mr. Engel, to approve based on the planner's report and the following conditions: increase the heights of the Paurotis Palms to 20 foot overall on the south elevation, building two; add five triple Alexander Palms, 14 to 16 foot clear trunk, to the south elevation, building one; relocate five Dahoon Holly to the retention area of building one or any good location on the site; tree locations were to be field adjusted upon installation; and that the floor plans be made to match the rendering/elevations as presented. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - absent. (Motion carried 3-0)

5. OLD BUSINESS

5.1 Discuss December Meeting Schedule

After a brief discussion, Mr. Aucamp made a motion, seconded by Mr. Engel, to eliminate the meeting scheduled for December 26, 2000. In a voice vote, with Vice-Chair Marcellino and Councilmember Paul being absent, all voted in favor. (Motion carried 3-0)

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

No comments and/or suggestions were made.

8. ADJOURNMENT

Mr. Engel motioned to adjourn. As there were no objections, the meeting was adjourned at 5:17 p.m.

Approved:	
	Chair/Committee Member